



SANTA ROSA COUNTY
COURTHOUSE



OPTIONS COMPARISON

STEP 4

JUNE 26, 2000





INTRODUCTION

The five schemes presented in this book allow evaluation of different options for the Santa Rosa County Courthouse. It should be noted that we used the options to look at the different opportunities that were available to the design team – so for going into the next phase it may be appropriate to select one option, but with consideration of the strong elements of another.

The schemes represent the following major design opportunities.

- Demolition of all existing buildings on the downtown site.
- Renovation of 1927 Courthouse (approx. 12,000 SF.)
- Renovation of 1927 Courthouse and the two wings (approx. 29,000 SF.)
- Two-story new Courthouse above parking vs. three-story new Courthouse above parking.
- New building set at existing building slab elevation (EL 19.5') vs. at EL 15.0' (flood zone is at EL 13.0'.)
- Vehicle Sallyport (for prisoner vans) under the building or adjacent to the building.
- “Linear” scheme with public space facing river vs. “cluster” scheme around an atrium.
- Locate the courthouse at the jail site and link the building to the jail via an elevated secure connector.

All the options use all the program components so that the total built space is 111,000 SF. The areas shown on the drawings for some parts of the project (Clerk 20,000 SF) are larger than shown in the program as departmental space. That is because at this stage we have not drawn in things like mechanical rooms, public bathrooms etc., which are included in the total final building size (building gross.) The floor areas in total though, reflect the final building program of 111,000 SF.

Included with the drawings of the options are photographs of simple mass models on the site to give a 3D image of the size of the building against the existing buildings.

Following the descriptions of each scheme is the cost comparison. It starts with an overview of the method of calculation, followed by the assumptions used to develop the cost comparison (including those costs that aren't included.)

The matrix included then shows comparative costs for the 5 options broken down to 5 categories.

1. Site costs – Demolition, site improvements and parking (even when under the building) and the elevated connector way.
2. Renovation – Where existing buildings are utilized.
3. New Construction – For all new buildings – complete from foundations to roof.
4. FF&E – Allowances for furniture, fixtures and equipment necessary for an operational building.
5. Contingency & Escalation – allowances for unforeseen costs and inflation from now until an assumed midpoint of construction – mid 2003.

Finally, there is the current project schedule outlining how the project got to this point and what lies ahead. The critical milestone now is for the Board of County Commissioners to review this information, discuss it and then select the option which the design team will take to the next and final step in this phase of the project – the “Sales Tax Referendum Package.”

That package will take the selected option and then plan all the spaces that are in the Program – this will be done with the users (Judges, Clerk, State Attorney, Public Defender, Sheriff etc.) to a level where they are all comfortable that what is being proposed not only meets their needs going forward but is also an efficient, cost effective plan.

What the building looks like, what materials will be used and how the surrounding land is treated will be developed so that the model and rendering produced at the culmination of the phase are a realistic representation of the future Santa Rosa County Courthouse and that the cost estimate that goes with it is as accurate as possible for the stage of development.

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OPTION 1

A new three-story Courthouse is proposed independent from the existing building. A rotunda establishes a point of entry from Willing Street. This provides proper orientation into the urban fabric and maximizes potential green spaces.

There will be parking underneath the new structure with the sallyport located outside the building envelope. The entry level will set at Elevation 15.0', which will house the Clerk's office and Jury Assembly.

The second level will have the State Attorney, Public Defender and Court Support.

Courtrooms are located on the third level in a "clustered" arrangement around a three-story atrium created from the rotunda.

Chambers are located on the west side of the building.

Following the completion of the new structure, the 1927 Courthouse and wings would be demolished. The resulting land may be used for additional parking or potential park space.

OPTION 2

A new two-story building is proposed behind the existing 1927 Courthouse. Renovation of this piece alone would occur after completion of the new structure, and contain Jury Assembly, Public Law Library and Food Service operation.

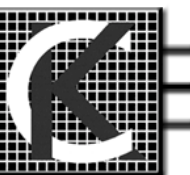
The entry point will be a large two-story space that joins the 1927 renovation and the new structure. Two circular fragments mark the entrance and addresses both Willing Street and Caroline Street. This proposal allows greater incorporation of the urban fabric.

The new structure is a linear scheme from the entry. Public functions are situated towards the river. The entry level will house the Clerk's office, State Attorney and Public Defender (which are provided separate entrances.)

The second level holds six Courtrooms with Chambers and Court Support located behind.

There is some parking below the building as well as the vehicle sallyport, which connects the secure elevators to transport prisoners vertically through the building.

santarosacourthouse





OPTION 3

A new two-story building is proposed apart from and behind existing 1927 building and two wings.

A large rotunda establishes point of entry as well the hub for orientation that is dictated by the river and the existing urban fabric. This option creates new strength along Willing Street without destroying the already established context of Caroline Street.

The rotunda organizes the space along the north and south axis with public functions opening visually towards the river. Entry level will also house Clerk's office, Jury Assembly and Court Support.

The upper level is pulled back from the east facing river-side revealing the entire rotunda. The Courts are arranged in a linear fashion with Chambers set behind them.

Once the two-story building is complete, the original 1927 building and both wings would be renovated to accommodate the State Attorney and the Public Defender's offices.

OPTION 4

This option is a variation of Option 2. A new three-story is proposed behind the existing building with the main entry and public circulation opening towards the river. Once the three-story building is complete the 1927 Courthouse will be renovated to accommodate public functions.

This arrangement of the new building creates a two-story "annex" for the State Attorney and Public Defender, a building up to address the scale of the neighbors on Elmira Street.

The entry level houses the Clerk's office and Jury Assembly.

The second level contains the six courtrooms and Jury Deliberation.

The top floor would then accommodate the Judge's Chambers and Court Support. This upper floor is smaller than the entry level, allowing us to pull it back from the east edge of the building, to help address the issue of scale.

OPTION 5

This is the scheme, which allows evaluation of an alternate suburban site. The land utilized is adjacent to the County Jail. In order to fully benefit from the jail connection and move prisoners, the building is sited as close as possible to the current jail, while still respecting the future expansion plans.

The building plan utilized is similar to Option 1 for downtown but with no parking under the entry level. It is sited on axis with the main driveway into the property. As there is no adjacent parking in this location (unlike the downtown site) the parking provided on the plan is for 360 cars as opposed to 280 downtown.

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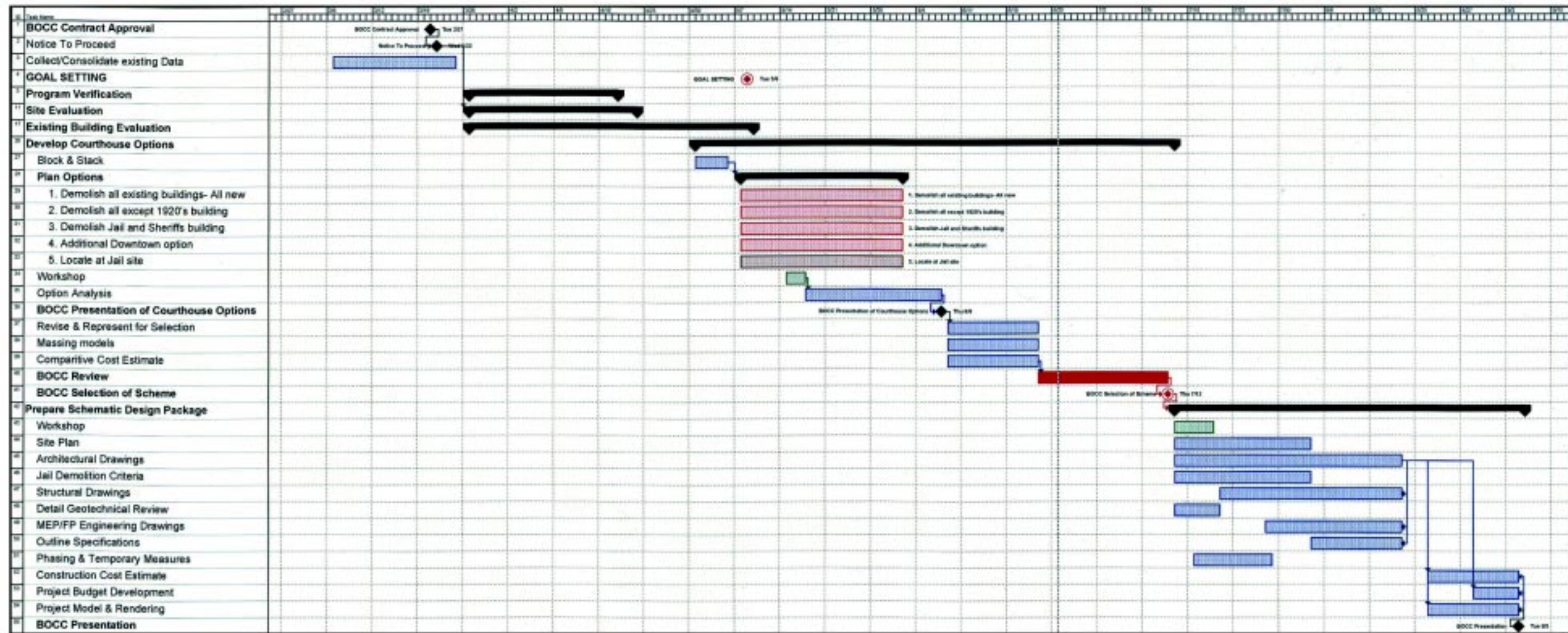
SANTA ROSA COUNTY COURTHOUSE OPTION COST COMPARISON

6/26/00

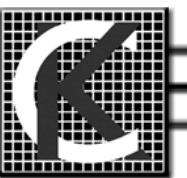
	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
SITE	<i>290 Cars</i>	<i>270 Cars</i>	<i>270 Cars</i>	<i>290 Cars</i>	<i>360 Cars</i>
Building Demolition/Hazmat Abatement	1,921,602	1,662,741	1,150,790	1,662,741	1,921,602
Site Improvements-Includes parking on grade & under Building	2,290,873	2,243,094	2,014,665	1,360,776	1,885,794
Elevated Connector for Prisoner Movement					1,177,602
RENOVATION	<i>0SF</i>	<i>12,000SF</i>	<i>29,000SF</i>	<i>12,000SF</i>	<i>0SF</i>
Complete including Selective Demolition		2,035,115	4,556,585	2,035,115	
COST/SQUARE FOOT		169.59	157.12	169.59	
NEW CONSTRUCTION	<i>111,000SF</i>	<i>99,000SF</i>	<i>82,000SF</i>	<i>99,000SF</i>	<i>111,000SF</i>
Complete including Systems & Finishes	17,718,617	16,793,678	14,493,353	16,416,872	16,225,884
COST/SQUARE FOOT	159.63	169.63	176.75	165.83	146.45
FF&E ALLOWANCE					
Furniture, Fixtures & Equipment	1,176,298	1,199,689	1,257,352	1,210,839	1,173,951
TOTAL	\$23,107,390	\$23,934,317	\$23,472,745	\$22,686,343	\$22,414,833
ADD-ONS					
Construction Contingency (10%)	2,310,739	2,393,432	2,347,275	2,268,634	2,241,483
Escalation to June 2003 (10%)	2,541,813	2,632,775	2,582,002	2,495,498	2,465,632

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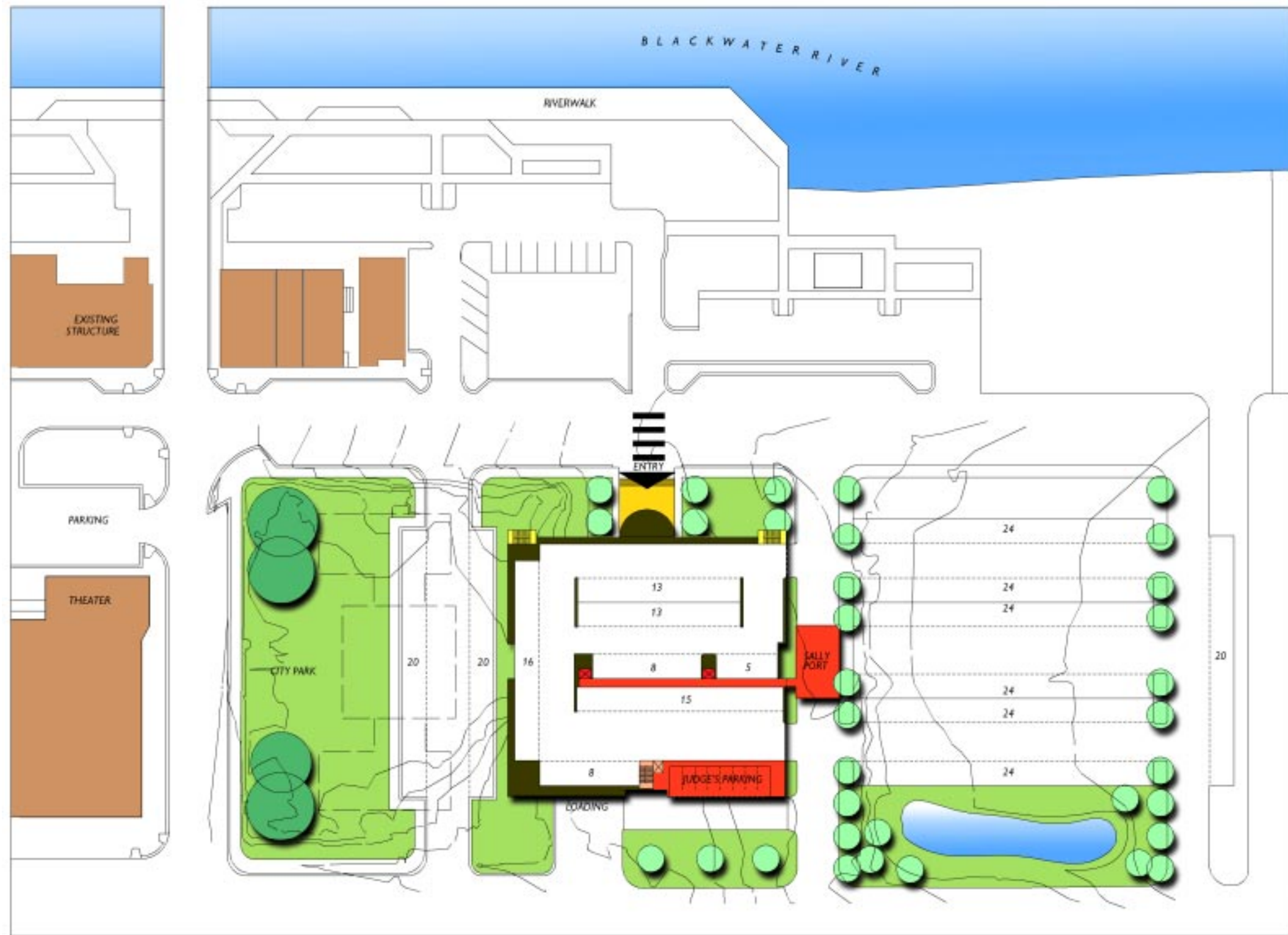


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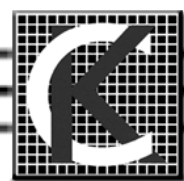




OPTION 1



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OPTION 1



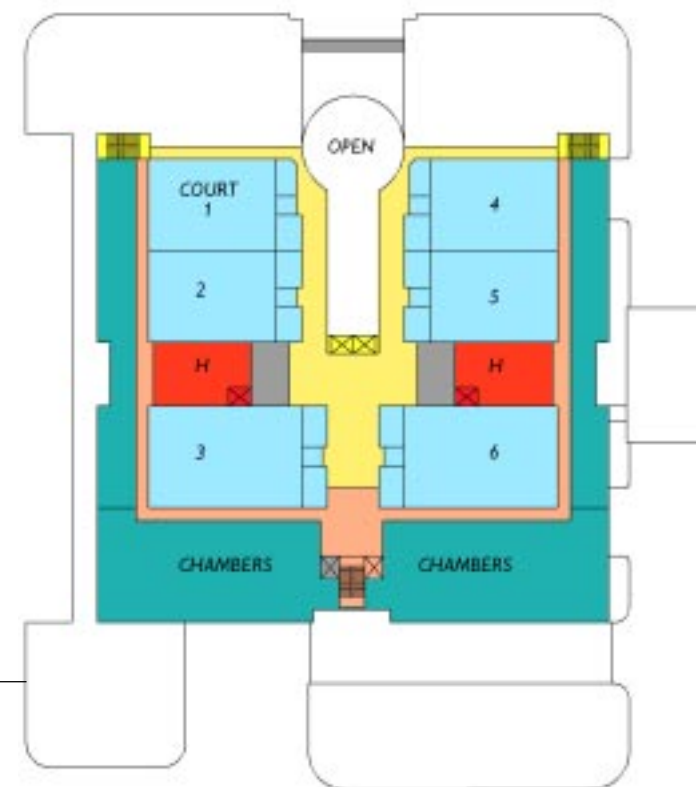
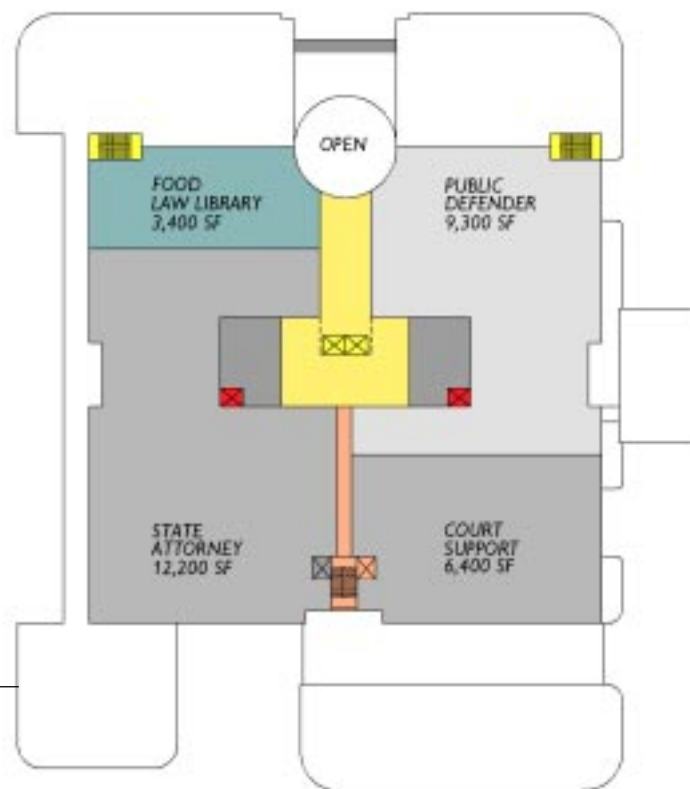
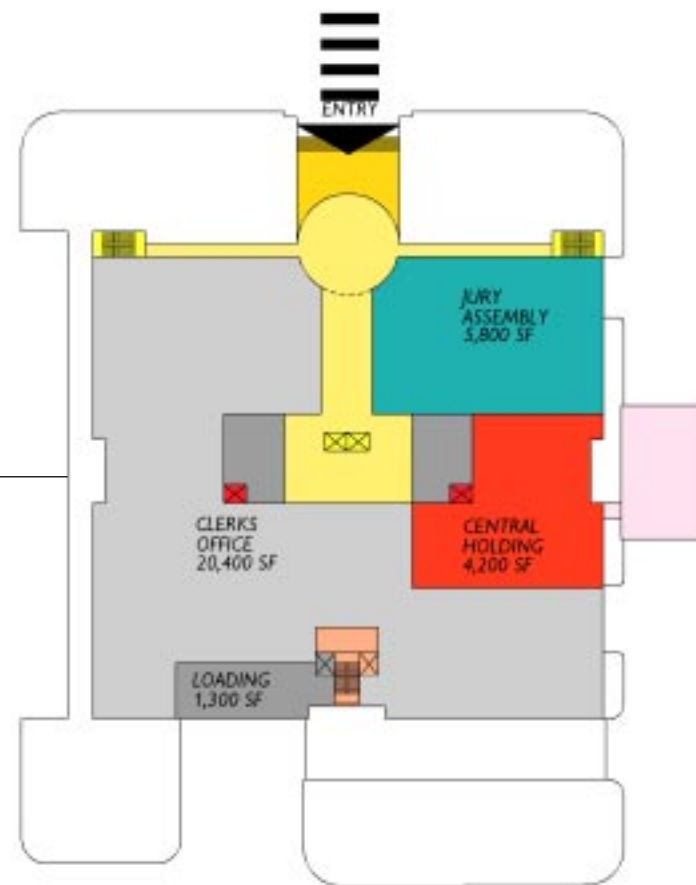
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LEVEL II

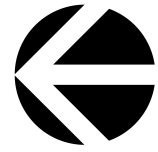


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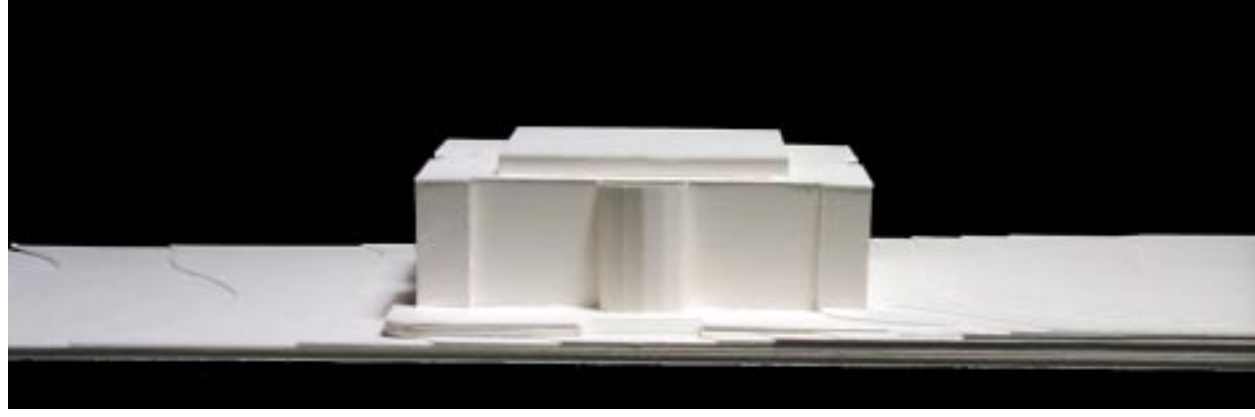
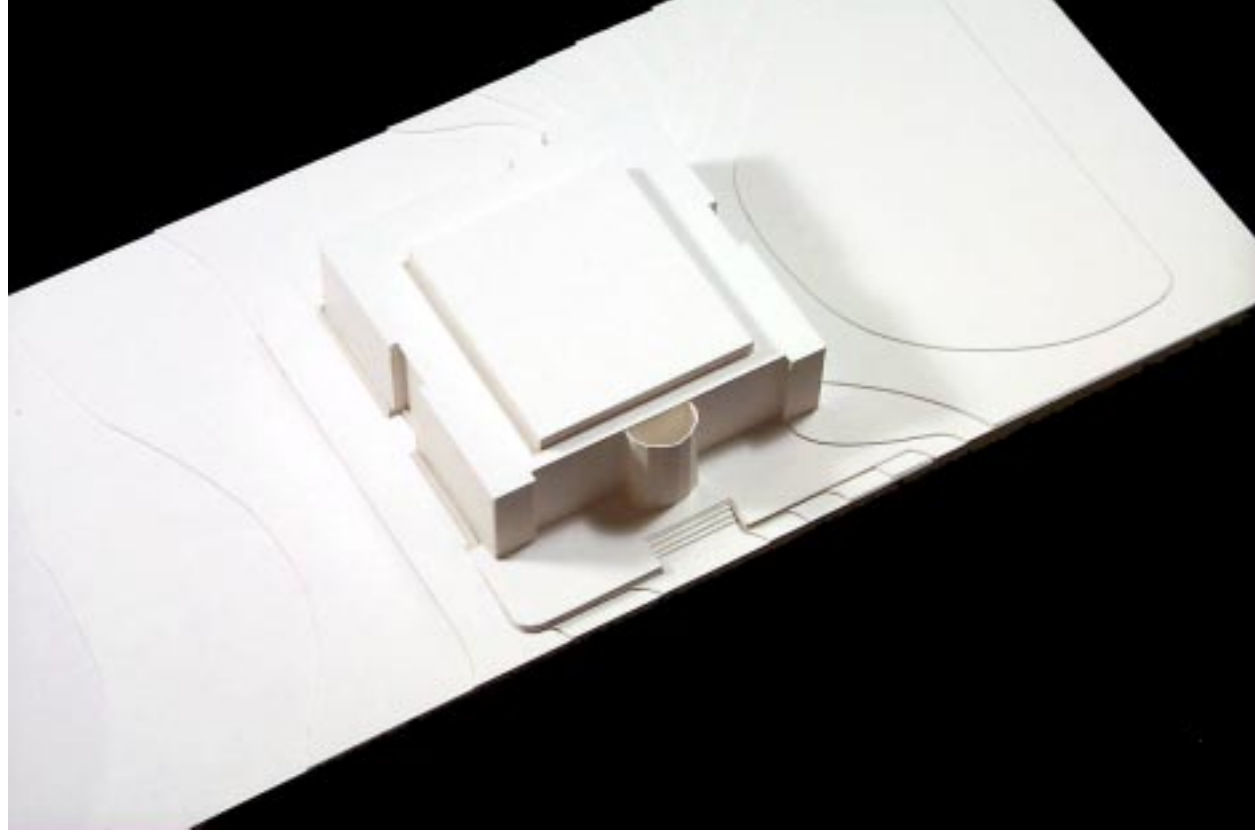
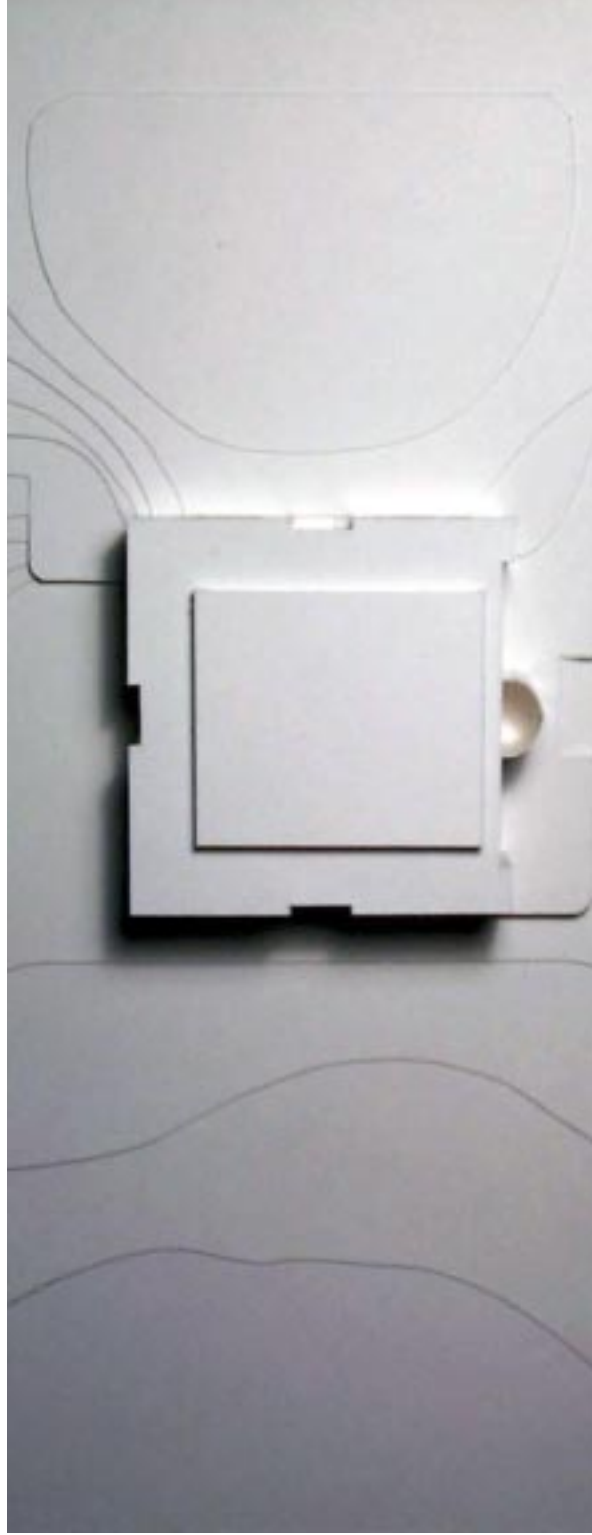


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OPTION 1

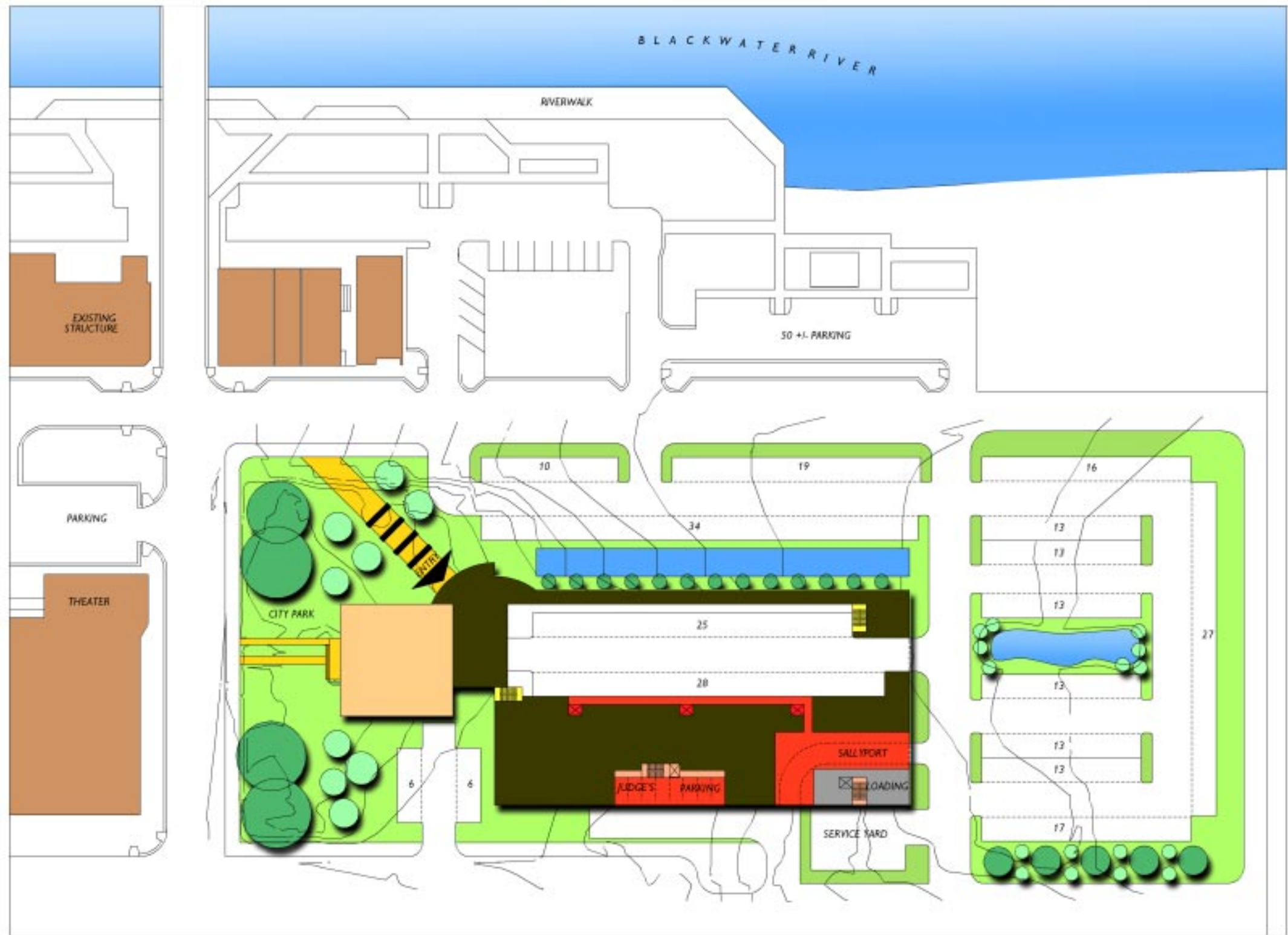
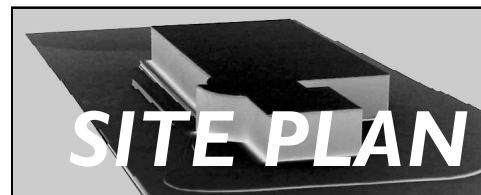


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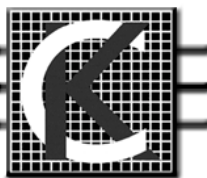




OPTION 2



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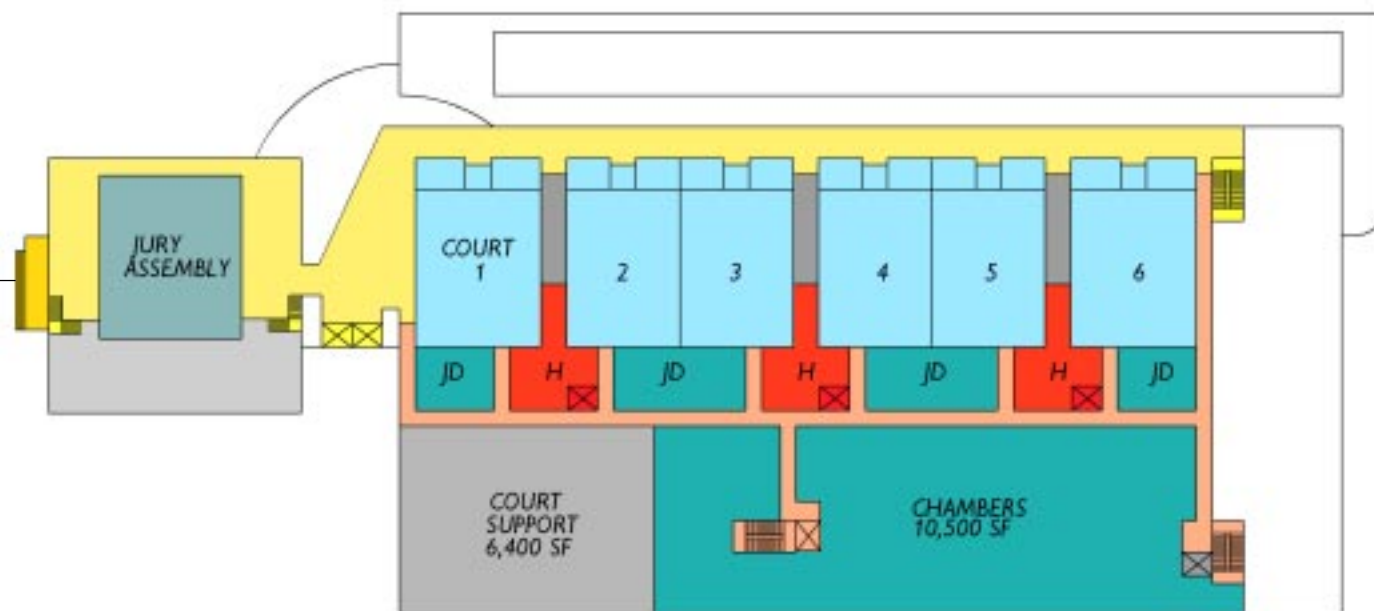
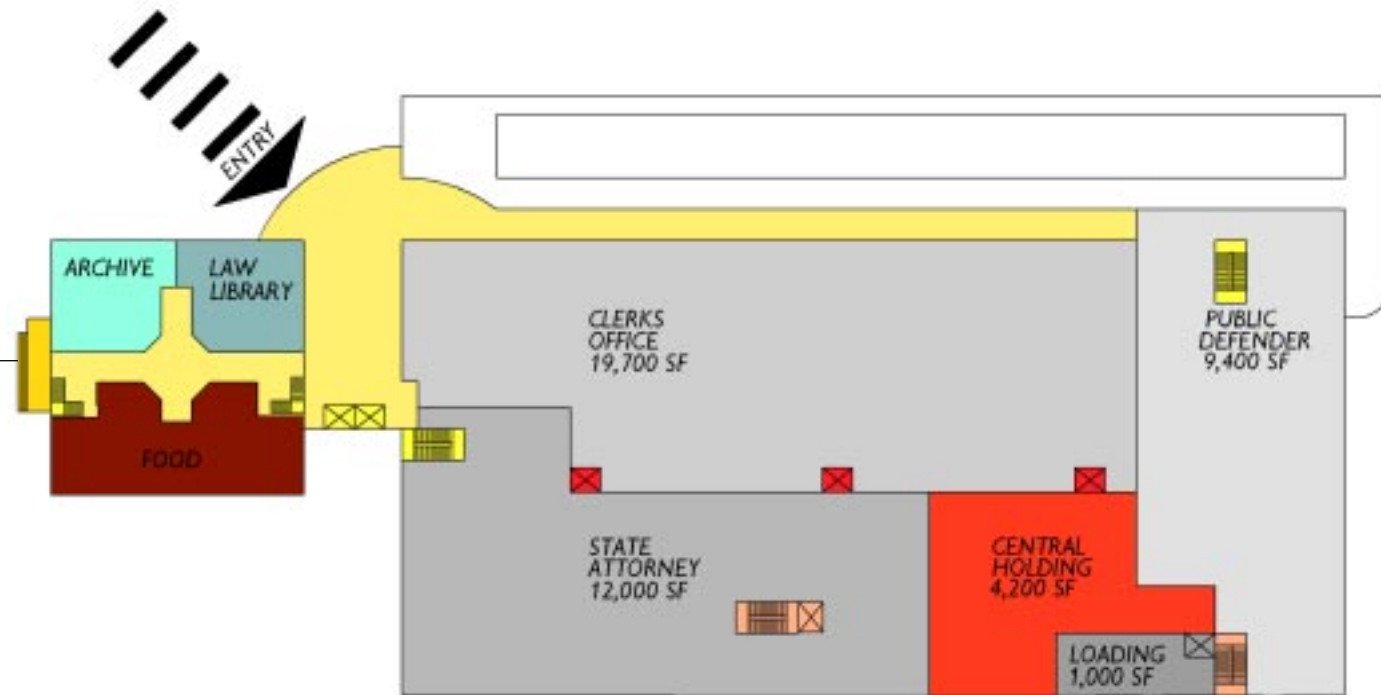
OPTION 2



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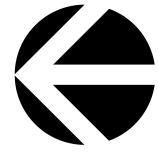


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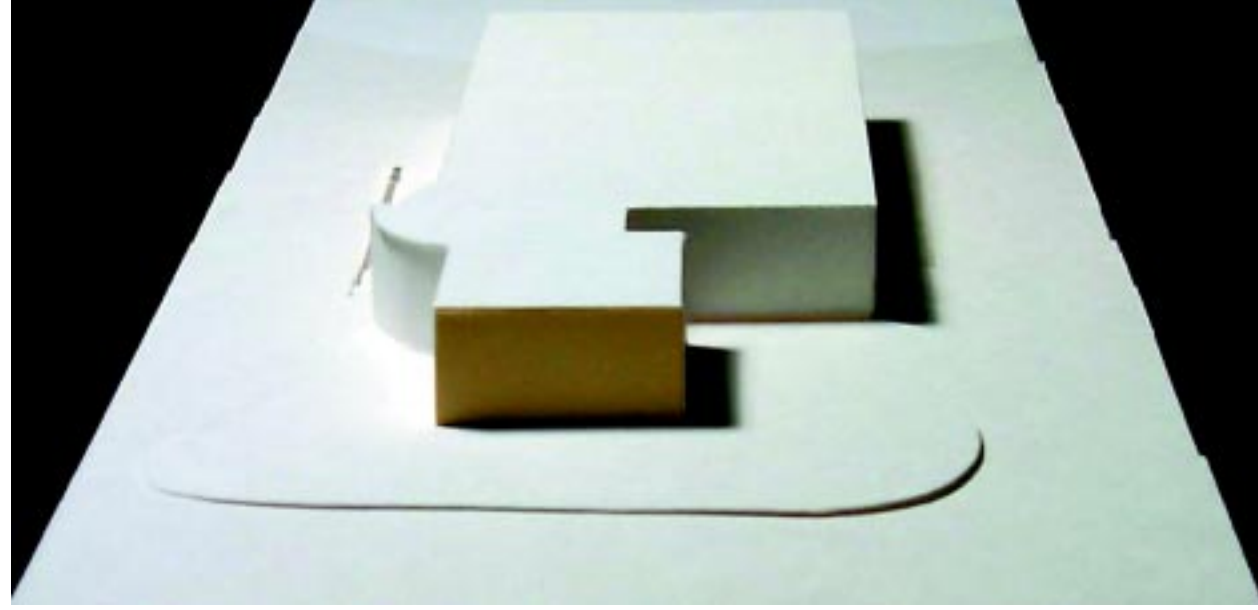
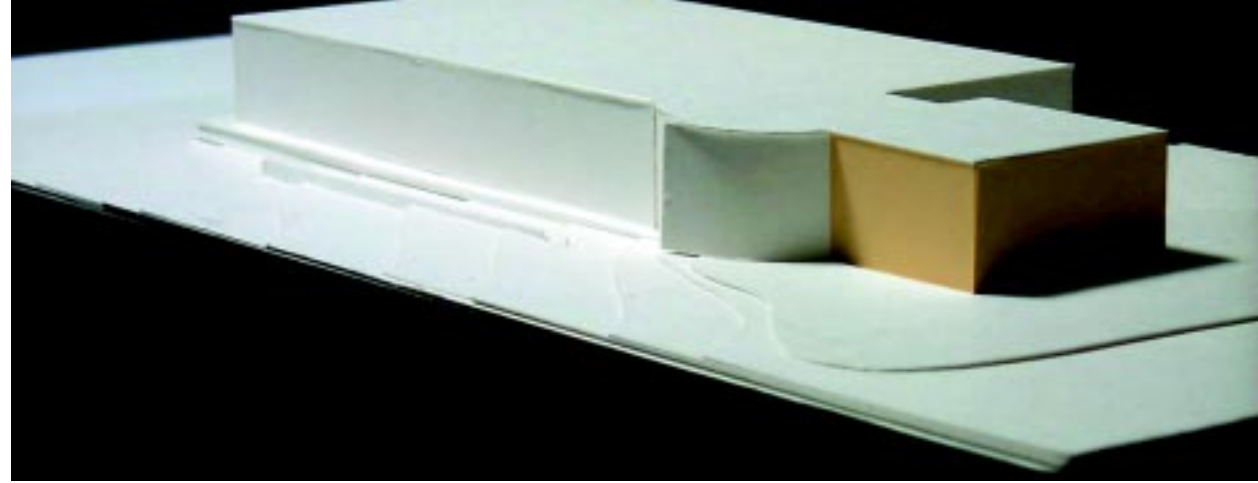


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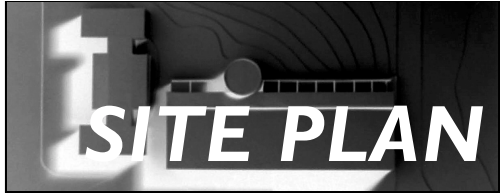


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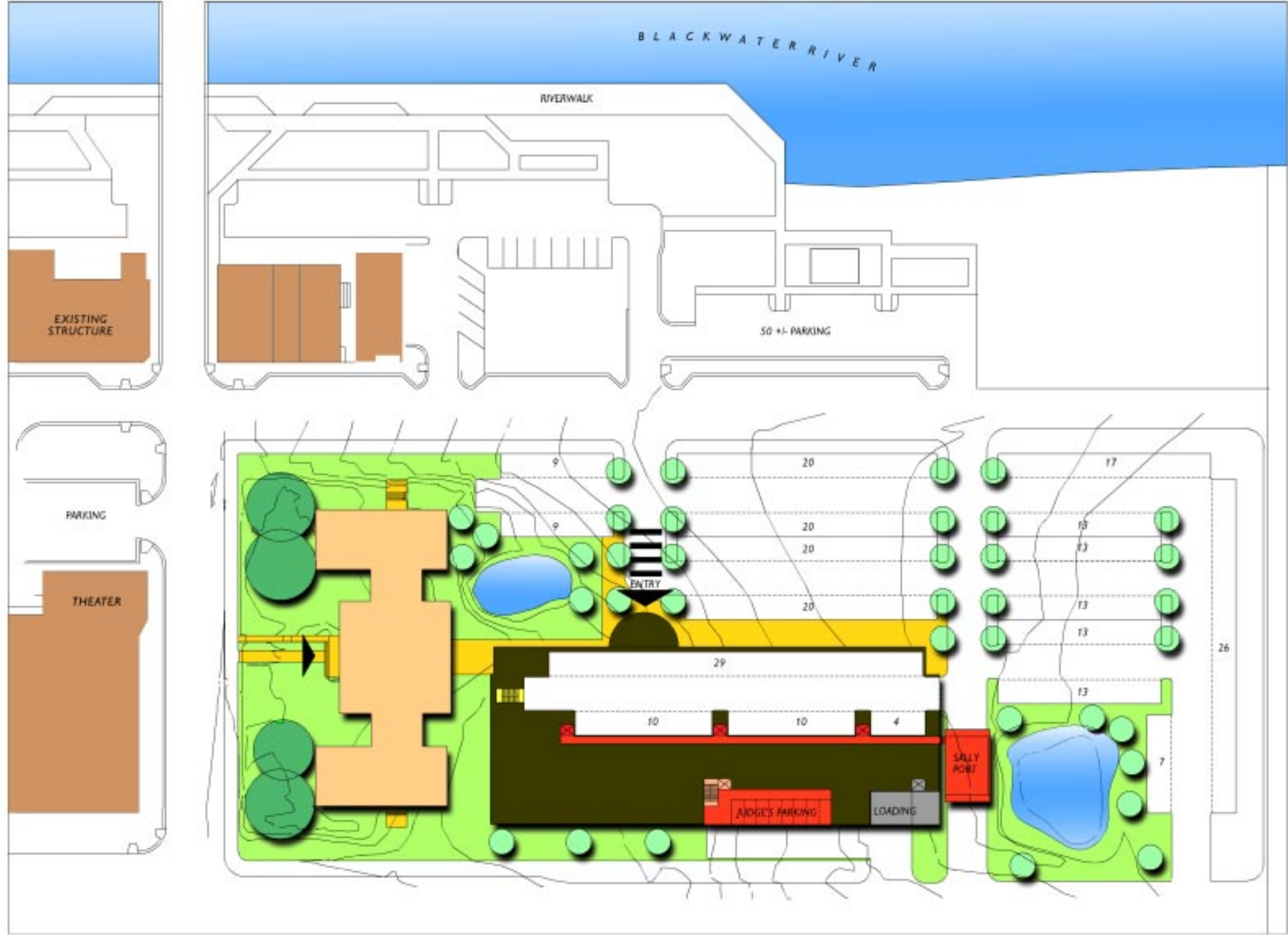


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OPTION 3

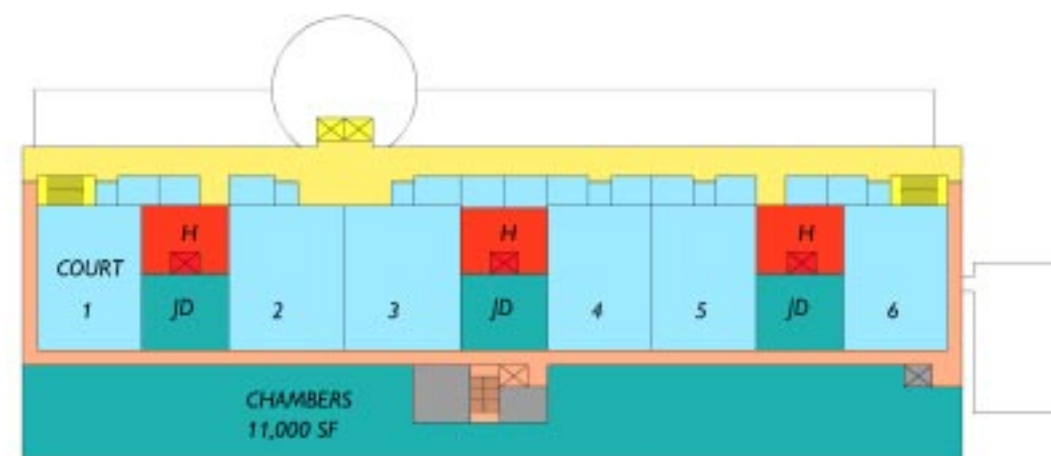
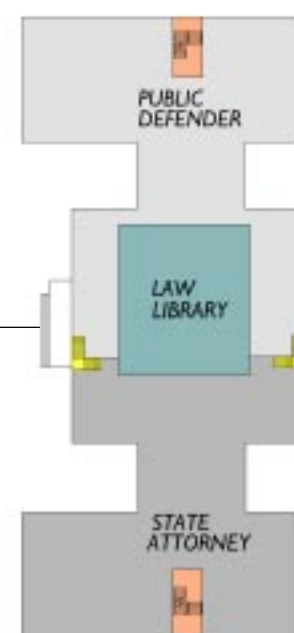
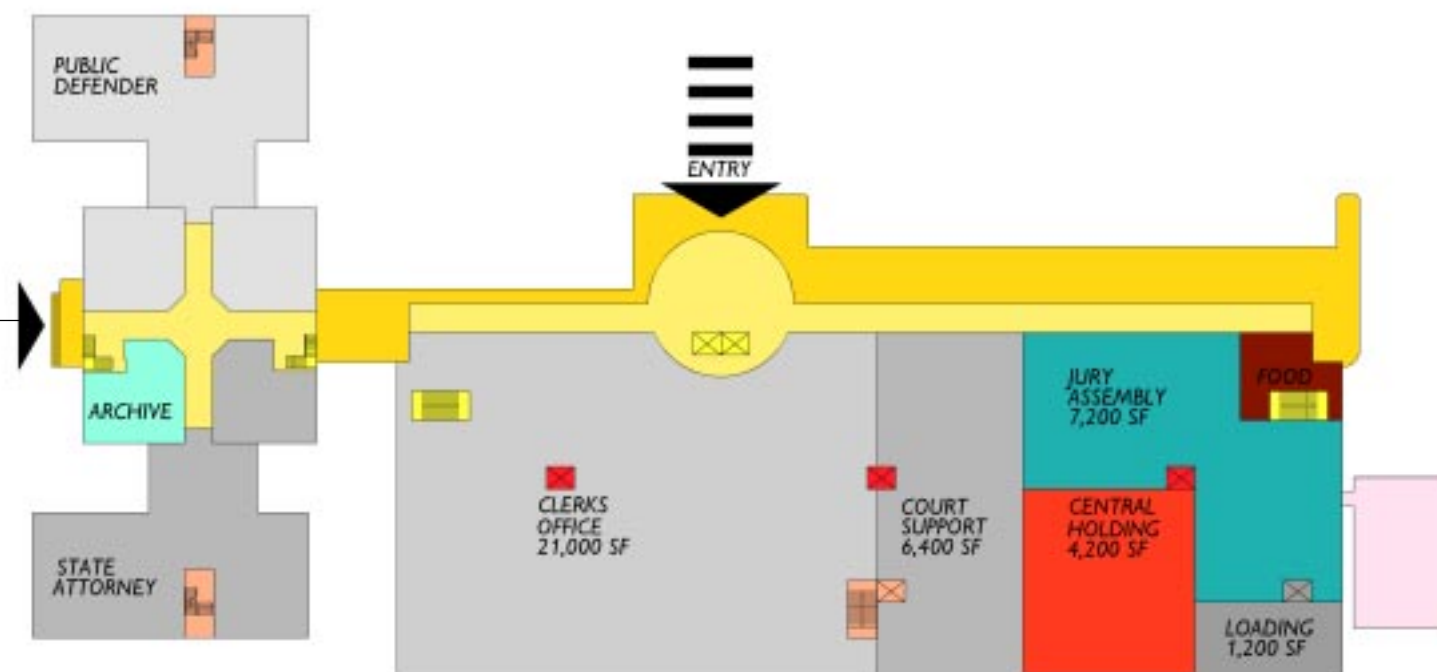
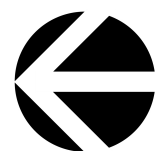


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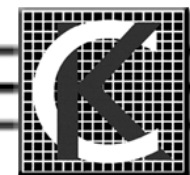




OPTION 3



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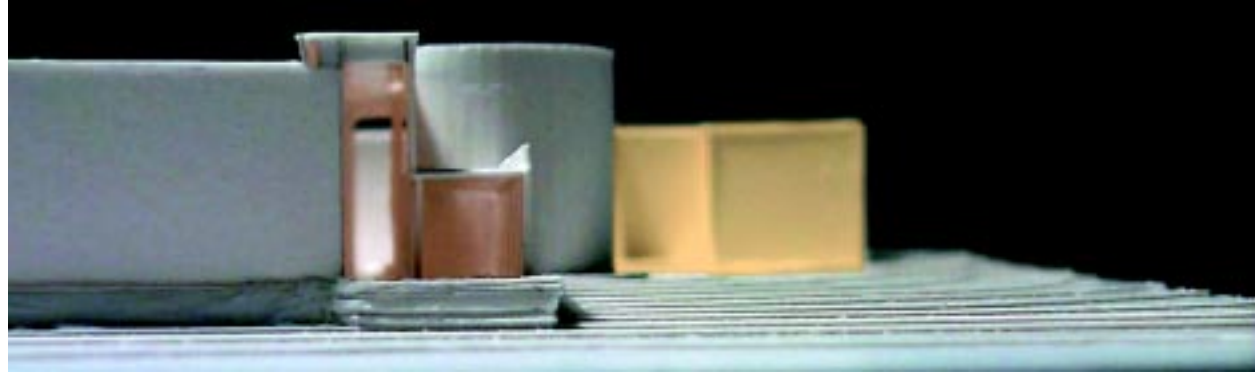
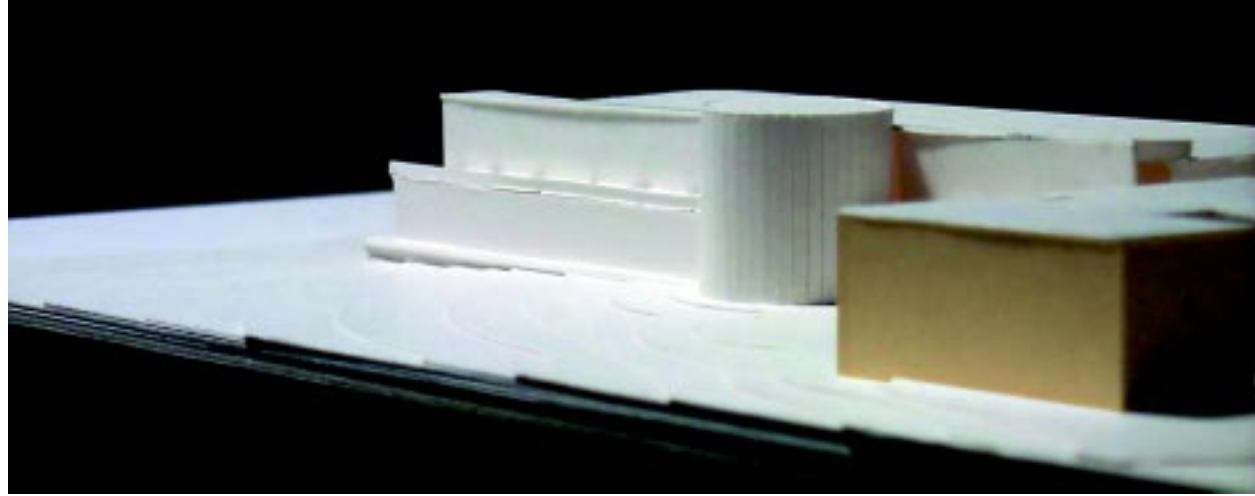
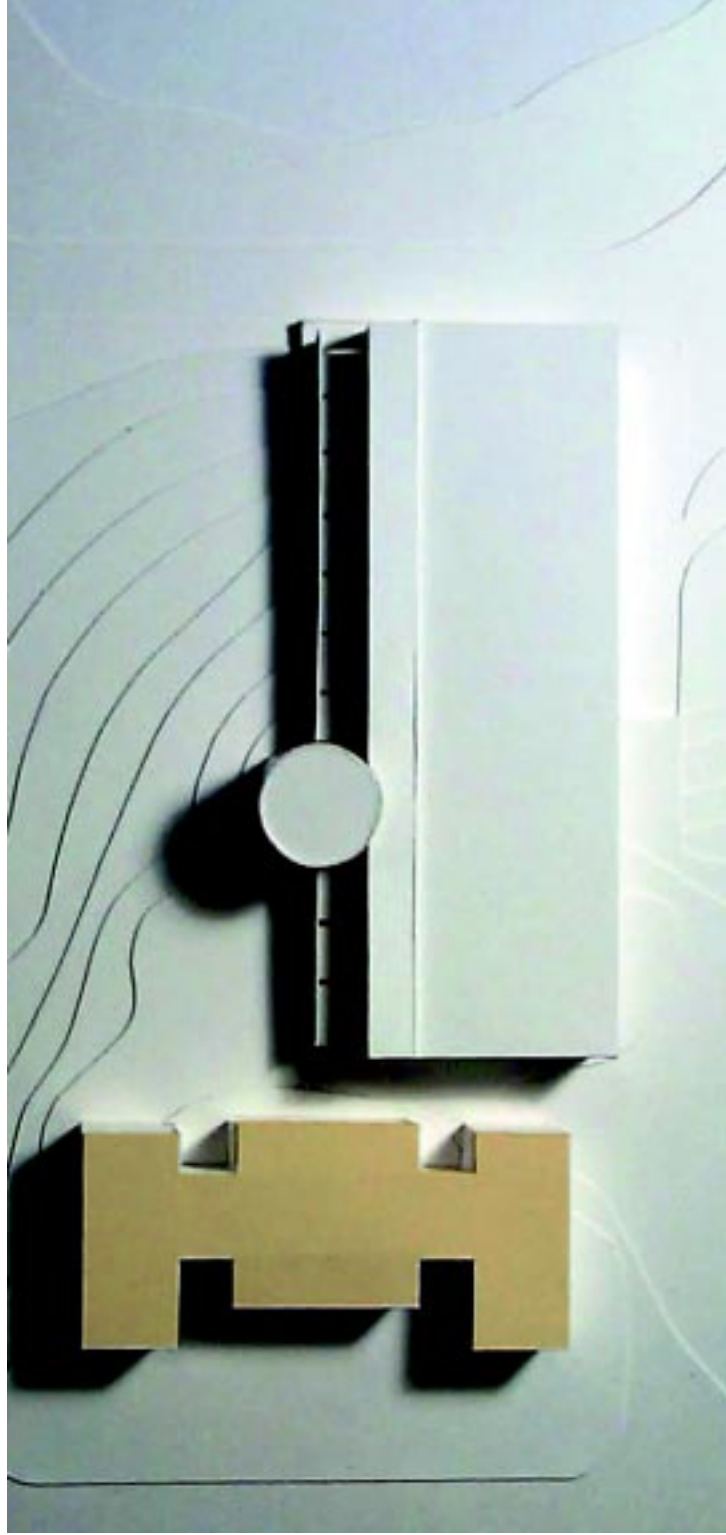




MASSING



OPTION 3



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OPTION 4

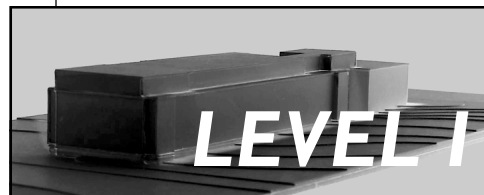
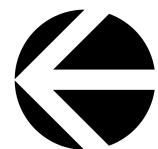


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OPTION 4



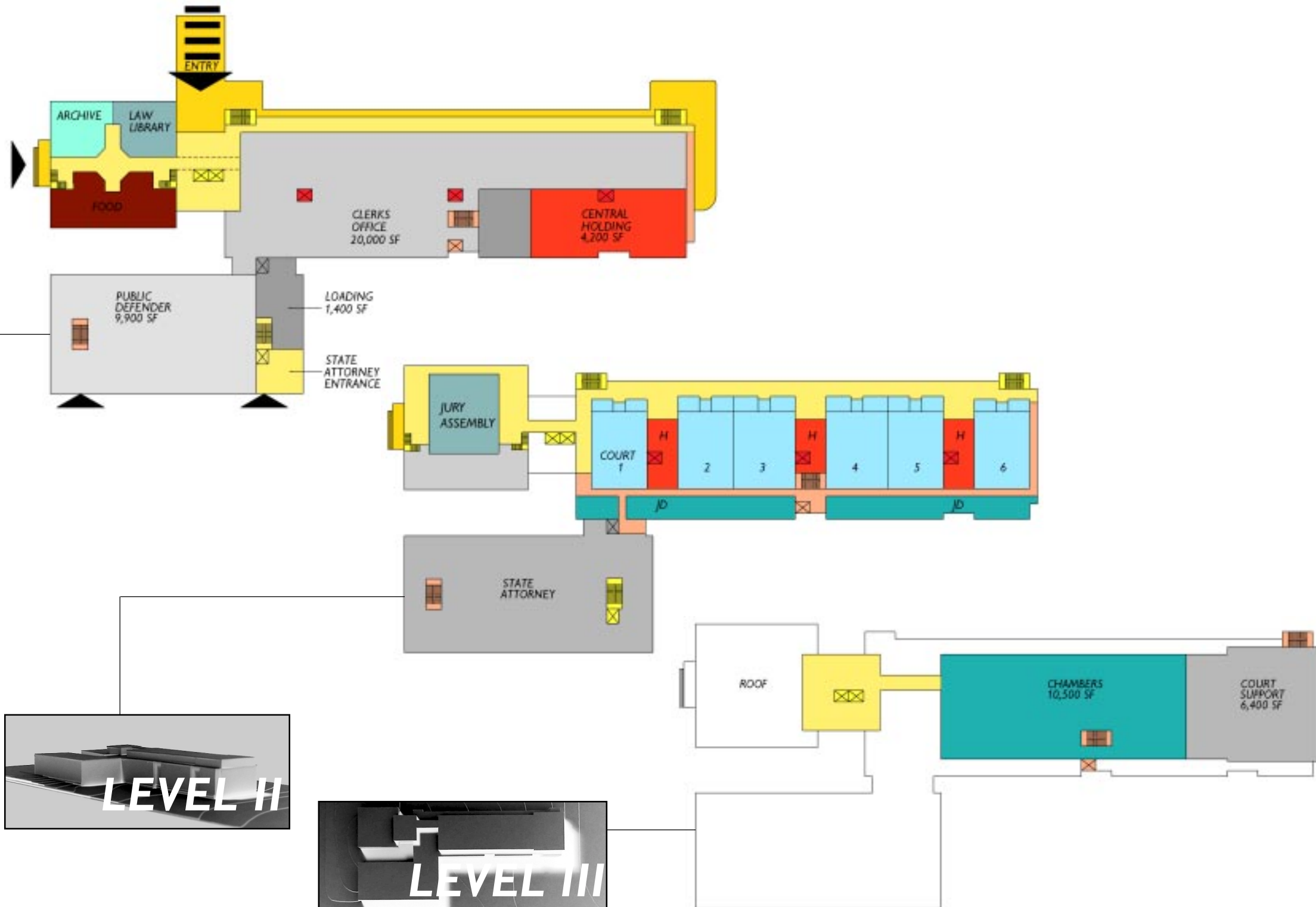
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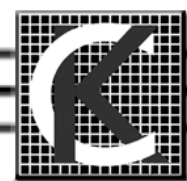
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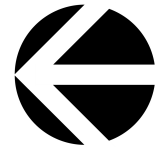


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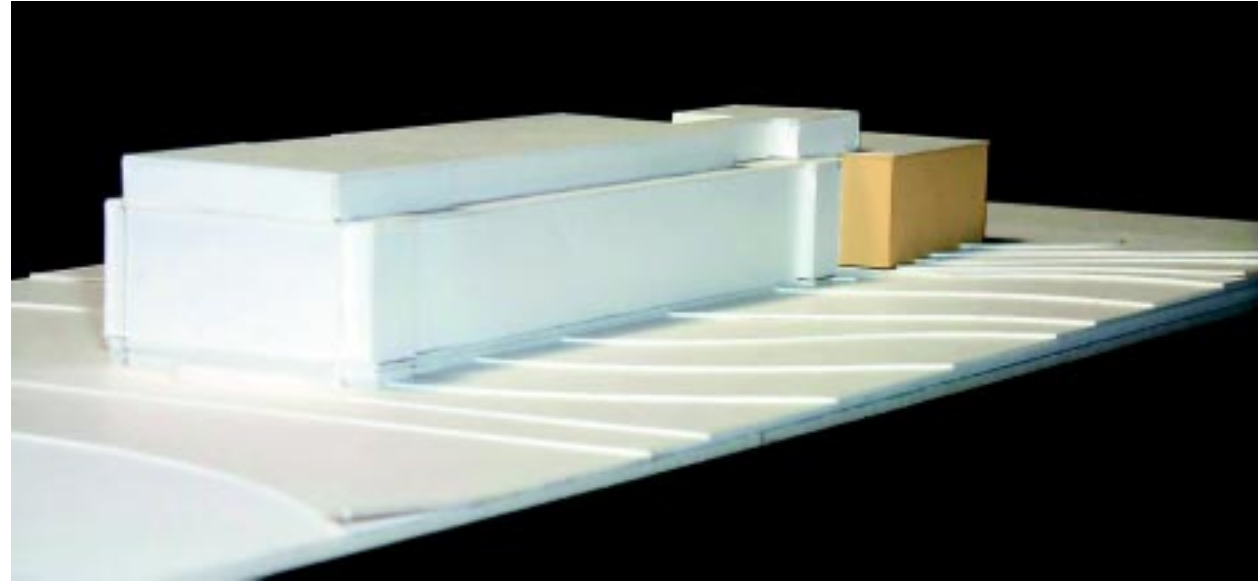
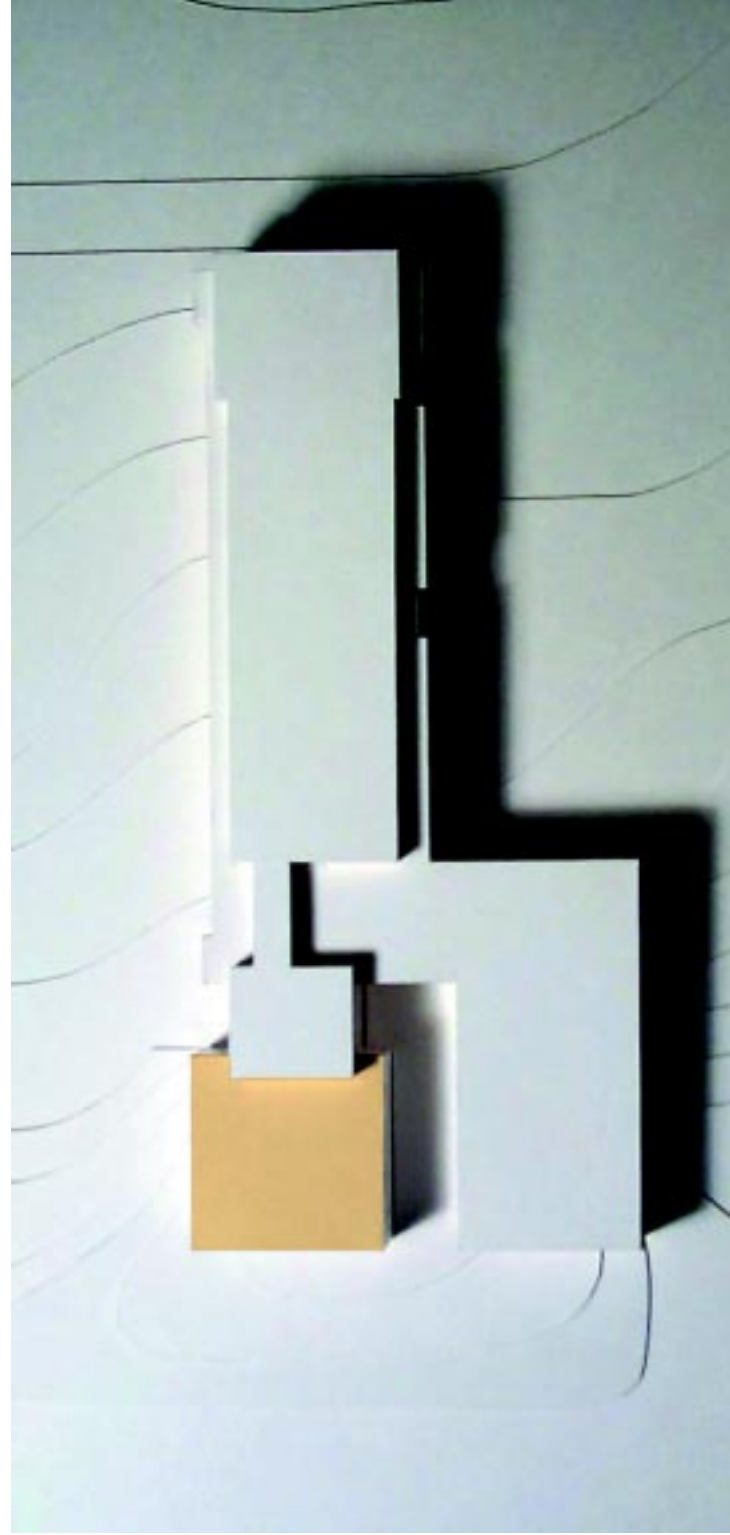




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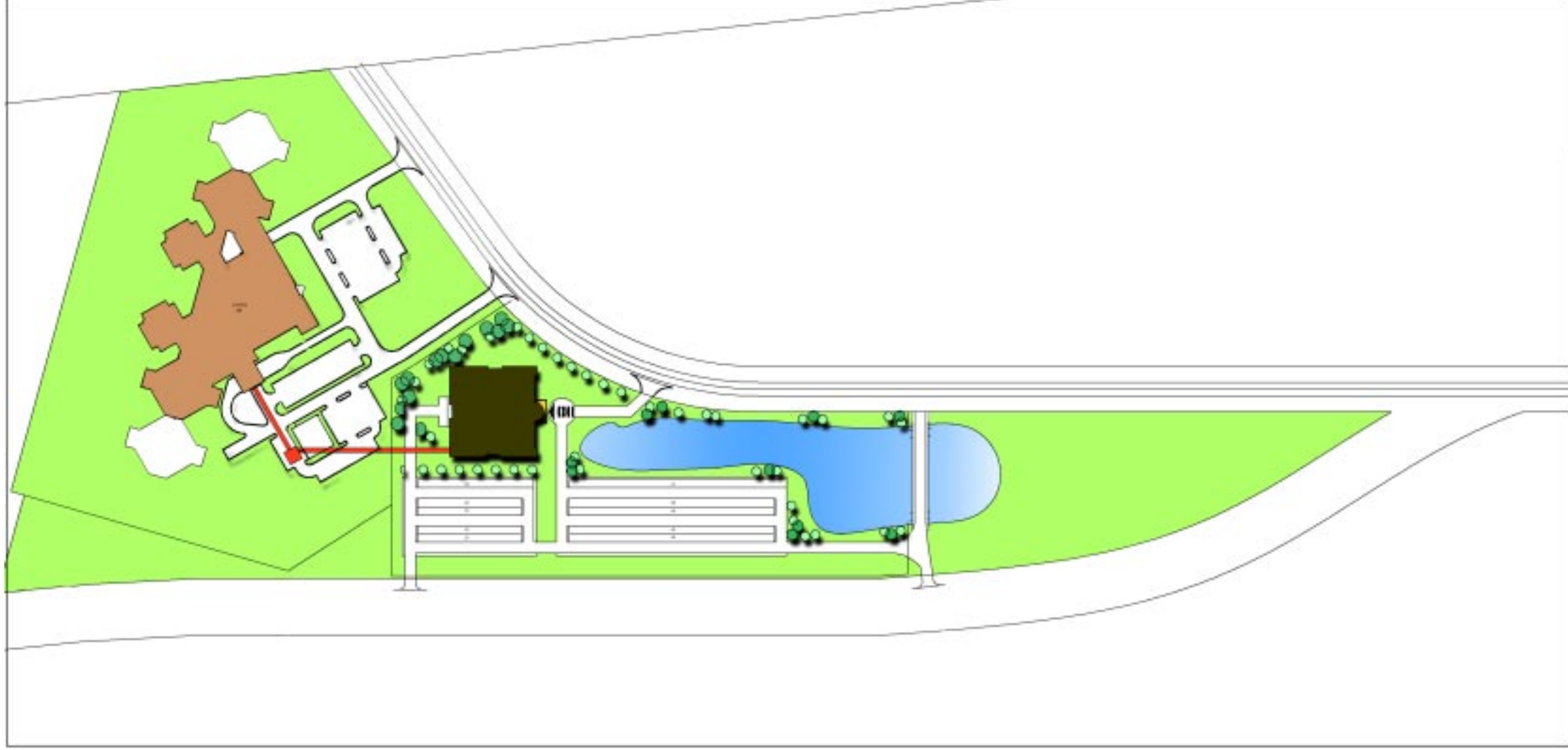
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SITE PLAN



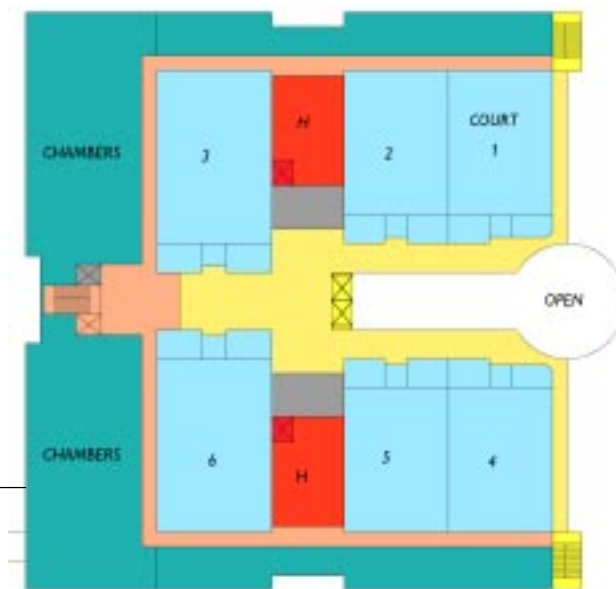
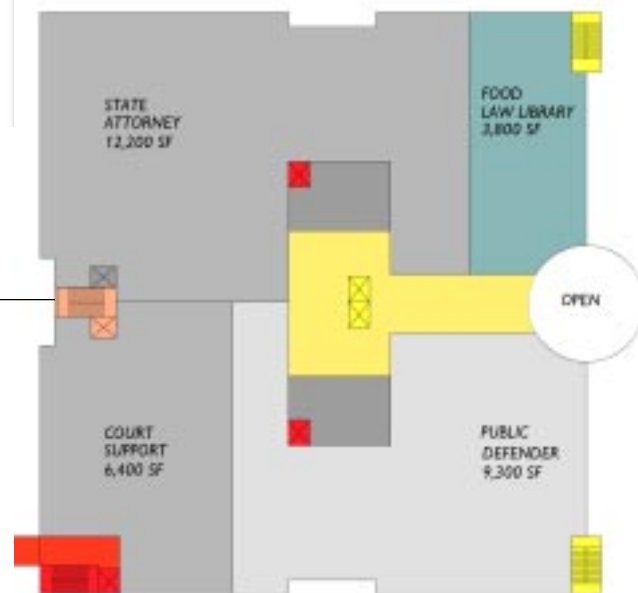
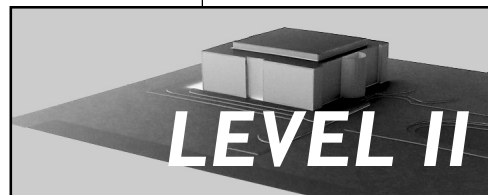
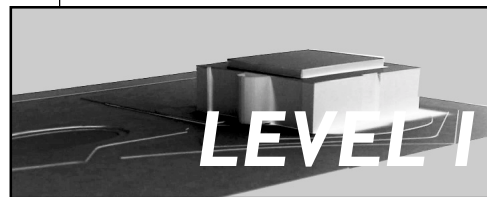
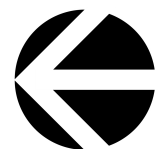
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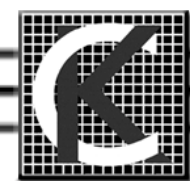
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OPTION 5



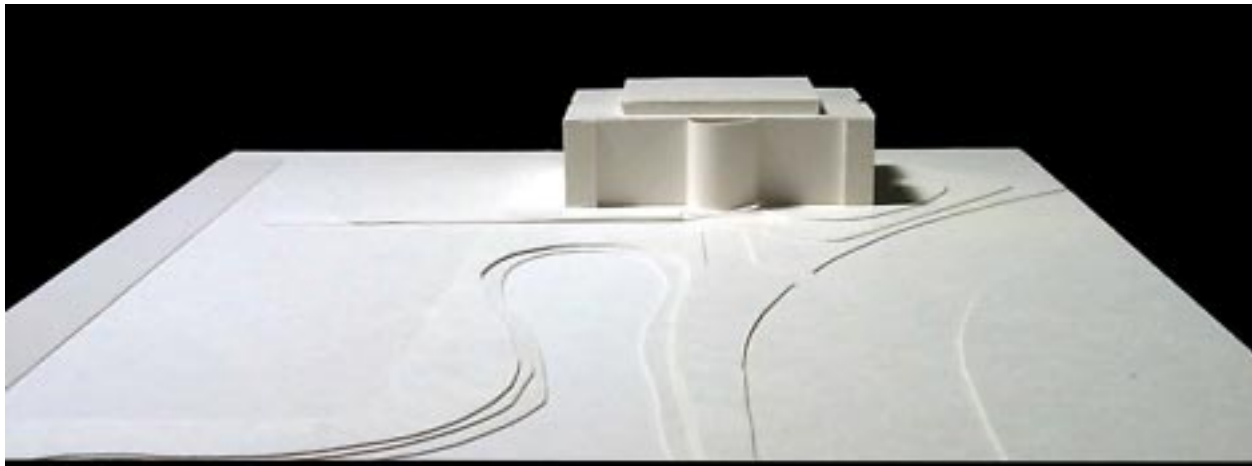
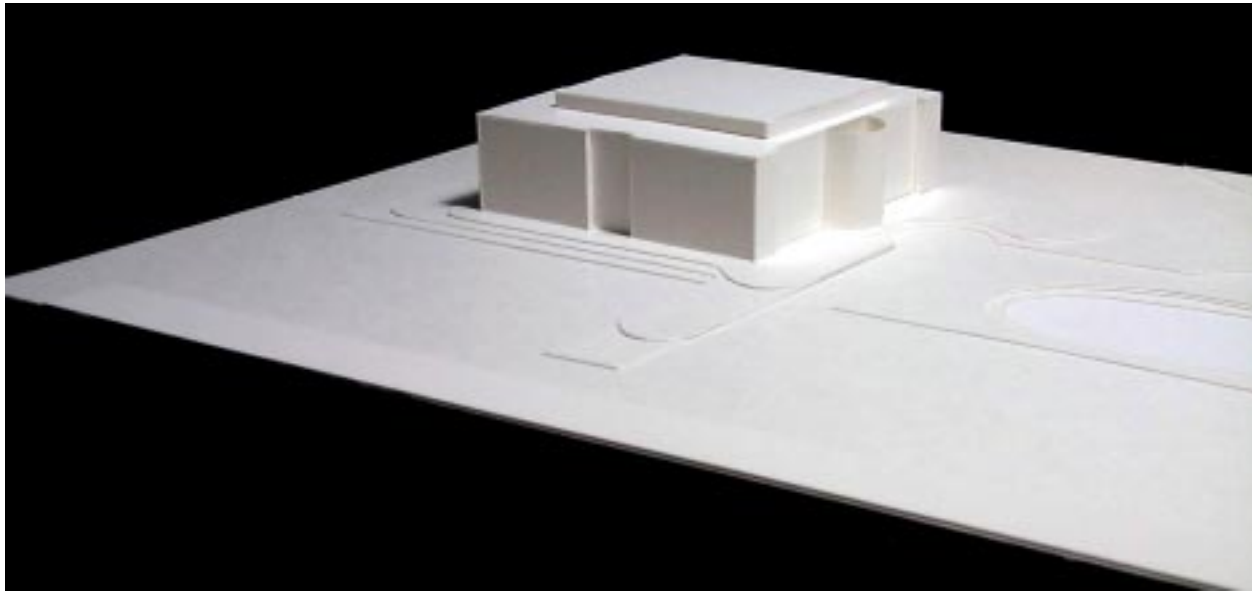
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MASSING



OPTION 5



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BASIS OF ESTIMATE

The estimate for the new Courthouse has been produced from the June 5, 2000 Concept drawings prepared by HOK, Inc. and from information provided in previous publications on this Project.

This estimate is a determination of fair market value for the construction of this project and is not a prediction of the low bid. Pricing assumes competitive bidding for every portion of the construction work.

The Contractor's jobsite General Conditions include the cost of field overhead, insurance, bond and trade permits. The Contractor's fee includes the cost of home office overhead and profit. The cost of the building permit is excluded.

A 15% design and pricing contingency has been added at summary level to cover the unknown elements of the project that are not anticipated or defined at this stage of design.

Pricing is based on anticipated costs through mid-2000. An allowance for escalation in costs to the anticipated mid-point of construction (June 2003) has been included at summary level.

10% Construction contingency has been added at summary level.

ITEMS AFFECTING THE COST ESTIMATE

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen subsurface conditions.
- Unforeseen/concealed conditions exposed during demolition.
- Special phasing requirements.
- Restrictive technical specifications.
- Non-competitive bid conditions.
- Sole source specifications of materials or products.

ITEMS EXCLUDED FROM THIS ESTIMATE

Items that are NOT in this estimate include, but should be considered in compiling a Project Budget:

- Land acquisition and real estate fees.
- Professional design and consulting fees.
- Owner's field inspection costs.
- Costs for overtime to meet stringent construction schedules.
- Construction Manager's fees.
- Owners project supervision during construction.
- Owner furnished and installed items.
- Contaminated soil removal.
- Impact fees.
- Phasing costs.
- Loose furniture, fixtures and equipment.
- Unforeseen substructure conditions
- Owner administrative, financial or legal costs
- Artwork
- Utility company charges
- Allowances for water/sewer connection fees

HAZARDOUS MATERIAL REMOVAL

A survey was carried out in 1986 to determine the extent of 'Friable Asbestos Containing Material' in the existing buildings. According to records, bid documents to abate these friable ACM's were prepared in March 1986. The scope of work covered by these bid documents is unclear. These documents do not address non-friable ACM's.

The estimate includes allowances for asbestos and lead paint removal and should be verified by an Environmental Services Company once a detailed survey has been carried out in the buildings to determine the extent of friable and non-friable ACM's, lead paint and other hazardous materials remaining in the buildings.

GENERAL

- The estimate assumes that the Courthouse and Wings will be unoccupied during renovation.
- The estimate excludes any costs for relocating occupants.

santarosacourthouse





HELLMUTH, OBATA + KASSABAUM, INC.
One Tampa City Center, Suite 3000
Tampa, Florida 33602
t 813 229 0300
f 813 223 7116
www.hok.com



Carlisle Killam Consulting Group
5111 North 12th Avenue
Pensacola, Florida 32504
Voice 850 484 6011
Fax 850 484 8199

